150.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,600 / 817,600
					USE VALUE:	817,600 / 817,600
					ASSESSED:	817,600 / 817,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS KECHIA M /TRUSTEE
Owner 2:	KECHIA M DAVIS REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	41 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIS KECHIA -
Owner 2:	-
Street 1:	41 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8327.000	280,500	1,300	535,800	817,600
Total Card	0.191	280,500	1,300	535,800	817,600
Total Parcel	0.191	280,500	1,300	535,800	817,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.38 /Parcel: 445.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,500	1300	8,327.	535,800	817,600		Year end	12/23/2021
2021	101	FV	260,600	1300	8,327.	535,800	797,700		Year End Roll	12/10/2020
2020	101	FV	260,800	1300	8,327.	535,800	797,900	797,900	Year End Roll	12/18/2019
2019	101	FV	156,100	1300	8,327.	502,400	659,800	659,800	Year End Roll	1/3/2019
2018	101	FV	156,100	0	8,327.	415,300	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	156,100	0	8,327.	381,800	537,900	537,900	Year End Roll	1/3/2017
2016	101	FV	156,100	0	8,327.	348,300	504,400	504,400	Year End	1/4/2016
2015	101	FV	137,300	0	8,327.	341,600	478,900	478,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS KECHIA,	68966-153		3/3/2017	Convenience	1	No	No		
DAVIS KECHIA,	64156-386		8/29/2014	Convenience	99	No	No		
HASBROUCK BRIAN	56737-106		4/15/2011		414,350	No	No		
	19816-403		5/1/1989		179,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1027	Dormers	185,000	O				dormers+add bath+r

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice	DGM	D Mann
8/5/2019	Permit Visit	DGM	D Mann
6/12/2018	Inspected	CC	Chris C
5/3/2018	MEAS&NOTICE	BS	Barbara S
7/3/2012	Measured	JBS	JOHN S
1/27/2009	Meas/Inspect	189	PATRIOT
3/15/2005	OWNR INFO	BR	B Rossignol
12/18/1999	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8327		Sq. Ft.	Site		0	80.	0.80	9									535,846						535,800	

USER DEFINED

Prior Id # 1:	99360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 99360
GIS Ref:
GIS Ref:
Insp Date: 06/12/18
!11775!

PRINT: Date 12/30/21 Time 13:05:19

LAST REV: Date 08/05/19 Time 08:21:32 danam

Total AC/HA:	0.19116	Total SF/SM:	8327	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	535,846	Spl Credit		Total:	535,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.21001494
Const Adj.:	0.94040596
Adj $ / SQ:	113.791
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344580
Depreciation:	64092
Depreciated Total:	280488

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

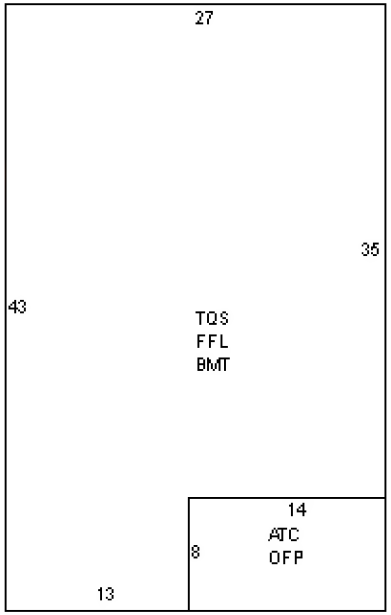
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	113.79
Special Features:	0	Val/Su Net:	97.43
Final Total:	280500	Val/Su SzAd	149.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,049	113.790	119,366
BMT	Basement	892	34.140	30,438
TQS	3/4 Story	787	113.790	89,525
OFP	Open Porch	112	29.370	3,290
ATC	Attic	39	113.790	4,461

Net Sketched Area:	2,879	Total:	247,080
Size Ad	1874.95	Gross Area	3371	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	85				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	20X22	A	AV	2016	3.10	T	5	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300

IMAGE

AssessPro Patriot Properties, Inc